

023.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

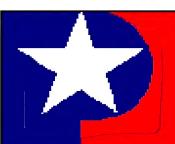
693,700 / 693,700

USE VALUE:

693,700 / 693,700

ASSESSED:

693,700 / 693,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TEEL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SIMISTER THOMAS P & KEZIA H	
Owner 2:	
Owner 3:	
Street 1: 24 TEEL ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: SIMISTER THOMAS P & KEZIA H -
Owner 2: TRS/ THOMAS P SIMISTER REVOCAB -

Street 1: 24 TEEL ST
Twn/City: ARLINGTON

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2240 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7084																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	693,700			693,700		152596
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card: 0.000 693,700 Total Parcel: 0.000 693,700

Source: Market Adj Cost Total Value per SQ unit /Card: 309.69 /Parcel: 309.69

Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 023.A-0001-0002.0 Date: 12/23/2021

Notes: Year end

Date: 12/10/2020

Notes: Year End Roll

Date: 12/18/2019

Notes: Year End Roll

Date: 1/3/2019

Notes: Year End Roll

Date: 12/20/2017

Notes: Year End Roll

Date: 1/3/2017

Notes: Year End Roll

Date: 1/4/2016

Notes: Year End Roll

Date: 12/11/2014

Notes: Year End Roll

Date: 1945!

Notes: Year End Roll

Date: 12/29/21

Notes: 20:49:49

Date: 06/25/21

Notes: 09:11:50

Date: danam

Notes: danam

Date: ASR Map:

Notes: ASR Map

Date: Fact Dist:

Notes: Fact Dist

Date: Reval Dist:

Notes: Reval Dist

Date: Year:

Notes: Year

Date: LandReason:

Notes: LandReason

Date: BldReason:

Notes: BldReason

Date: CivilDistrict:

Notes: CivilDistrict

Date: Ratio:

Notes: Ratio

Date:

Notes:

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	1	Rating: Good	
A Bath:	1	Rating: Very Good	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRs: 4	Baths: 1 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.11874998
Const Adj.:	0.99980003
Adj \$ / SQ:	341.151
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	852177
Depreciation:	158505
Depreciated Total:	693672

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	341.15	
Special Features:	0	Val/Su Net:	309.69	
Final Total:	693700	Val/Su SzAd:	309.69	

COMMENTS

Building Number 1.	
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SKETCH

UnSketched SubAreas:
GLA: 2240,

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 023.A-0001-0002.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

IMAGE

AssessPro Patriot Properties, Inc